



Inglewood Oil Field Specific Plan Project Public Information Meeting

Wednesday, February 21, 2018
6:30 to 8:00 PM

Culver City Veterans Memorial Auditorium
4117 Overland Avenue



Public Information Meeting Agenda

1. Welcome and Introductions
2. Purpose and Format of this Public Meeting
3. Why the City Initiated the IOF Specific Plan Project
4. What the IOF Specific Plan Project Would Allow
5. How to Participate and Provide Input



Introductions

City of Culver City/Subcommittee

- ❑ Goran Eriksson, Council Member
- ❑ Meghan Sahli-Wells, Council Member
- ❑ Carol A. Schwab, City Attorney
- ❑ Heather Baker, Assistant City Attorney

Contract Project Manager- City of Culver City

- ❑ Melanie Doran Traxler, AICP

Psomas- Environmental Consultant

- ❑ Kristin Starbird, Sr. Project Manager/Vice President





Opening Remarks

Council Member Eriksson
Council Member Sahli-Wells





Purpose of this Public Meeting

Information Sharing

- ❑ Proposed Project has been subject of public interest
- ❑ City is committed to informing the community about important projects

Facilitate Understanding of the Project

- ❑ Background of events provides context for the proposed Project
- ❑ Provide overview of the Drilling Regulations and Specific Plan

Facilitate Understanding of the Public Review Process

- ❑ Encourage interested parties to provide written comments on the Draft EIR and Specific Plan
- ❑ Discuss opportunities to provide input





Format of this Public Meeting

Brief Informational Presentation

- ❑ *Why* the Project has been proposed
- ❑ *What* the Project entails and what type of oil-related activities are anticipated
- ❑ *How* the public review process works and how to provide substantive input

Question & Answer

- ❑ 15 minutes of Q&A following each presentation segment
- ❑ This is not a public hearing and public testimony is not being recorded

Supplemental Information

- ❑ Informational handouts provide summary explanations about the Project and the public input process
- ❑ Culver City website: www.culvercity.org/inglewoodoilfield





WHY?

Why the City Initiated the IOF Specific Plan Project





The Inglewood Oil Field (IOF) - Overview

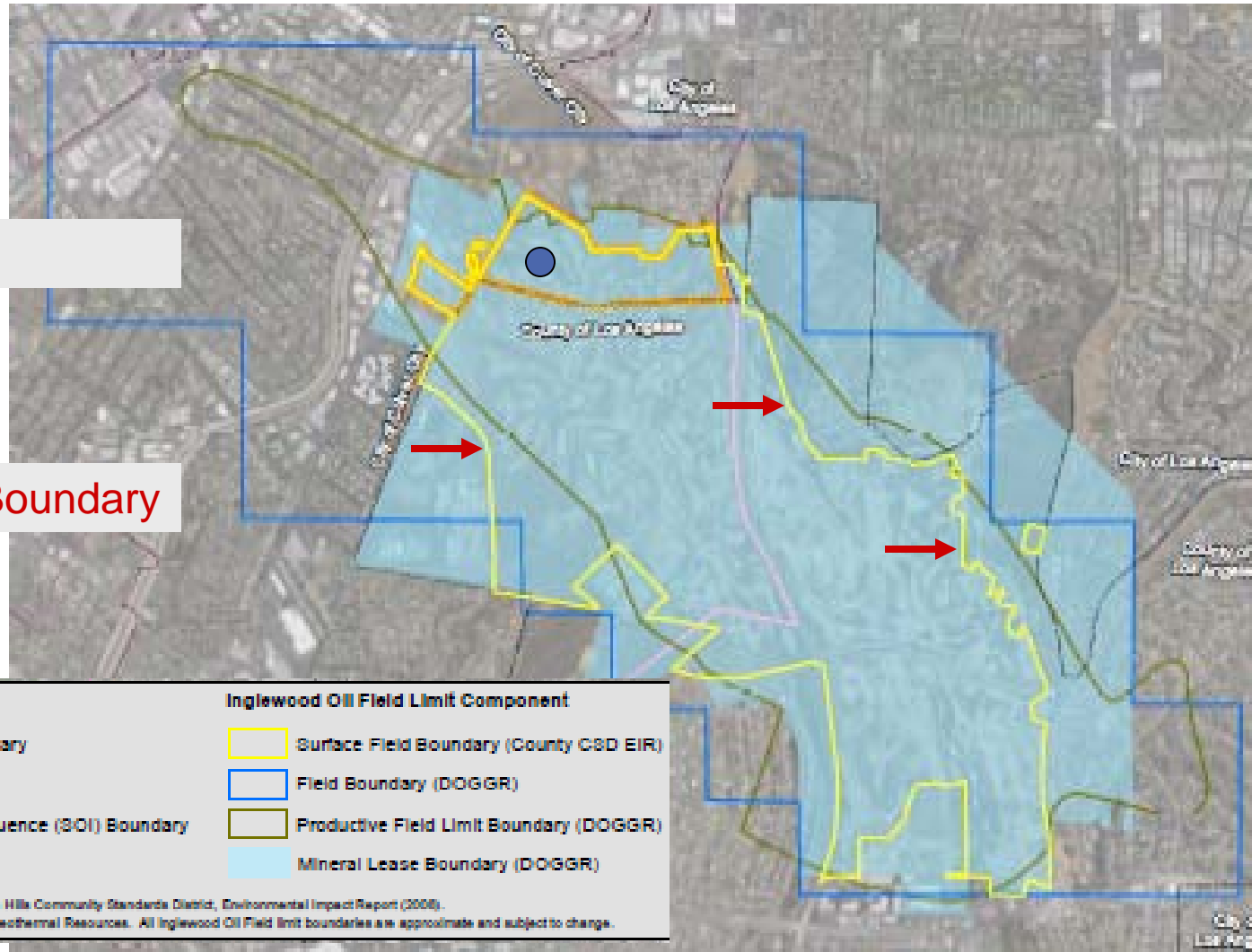
- ❑ An oil reservoir that is defined by various surface, subsurface, ownership and rights boundaries
 - Surface Field boundary is the visible working area at the ground surface
- ❑ Overall, the IOF (surface field) is approximately 1,000 acres
 - 90% of the IOF is within unincorporated Los Angeles County (the County IOF)
 - 10% of the IOF is within Culver City (the City IOF)
- ❑ The County IOF is regulated by the County's Baldwin Hills Community Standards District (CSD)



The Inglewood Oil Field (IOF) – Context and Boundaries

City IOF Area

Surface Field Boundary



Inglewood Oil Field Limit Component	
Specific Plan Area Boundary	Surface Field Boundary (County CSD EIR)
City/County Limit	Field Boundary (DOGGR)
Culver City Sphere of Influence (SOI) Boundary	Productive Field Limit Boundary (DOGGR)
	Mineral Lease Boundary (DOGGR)

NOTE:
County CSD EIR = Los Angeles County Baldwin Hills Community Standards District, Environmental Impact Report (2008).
DOGGR = California Division of Oil, Gas and Geothermal Resources. All Inglewood Oil Field limit boundaries are approximate and subject to change.



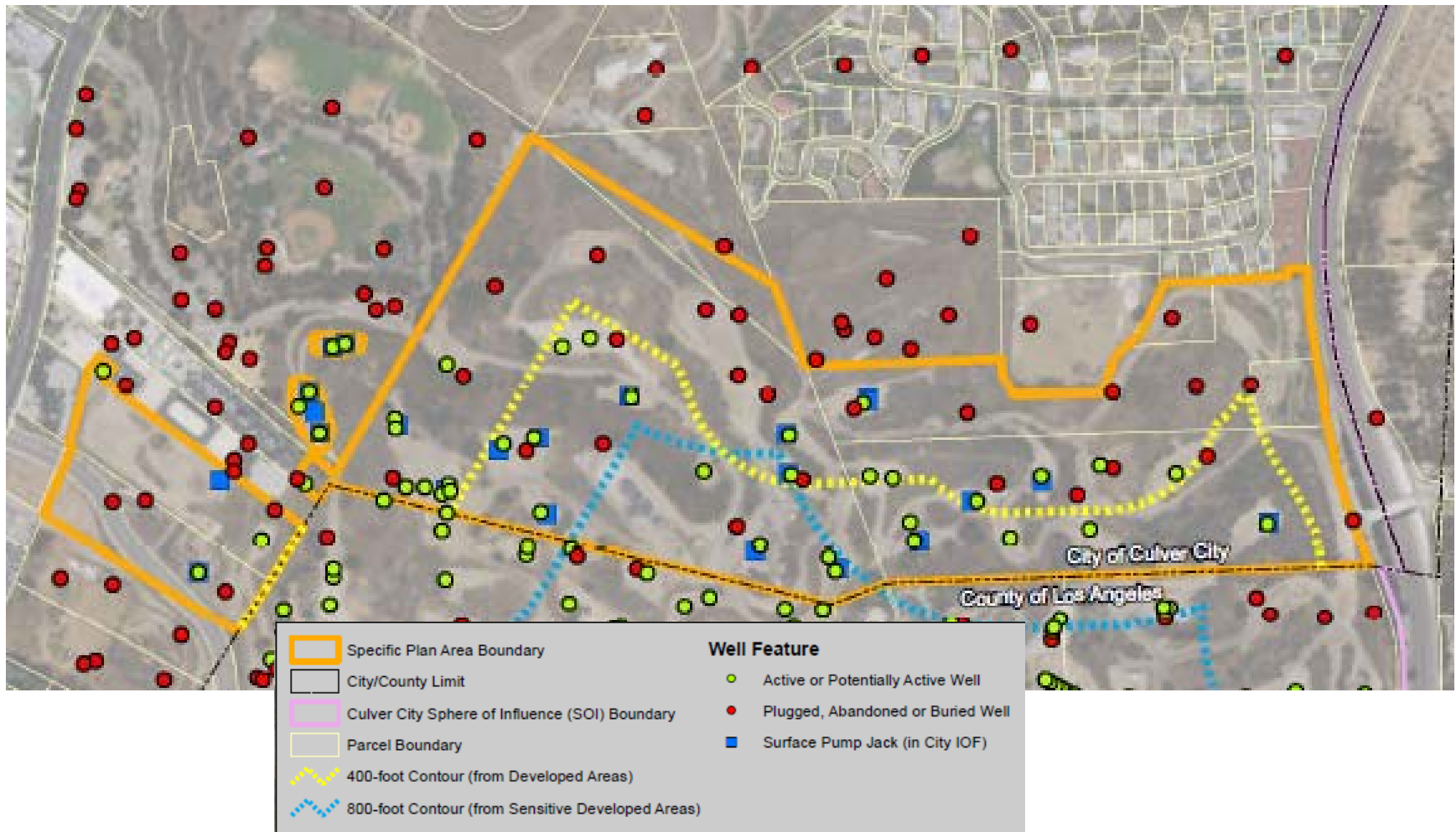


The City IOF – Existing Oil Operations

- ❑ The City IOF has been used for oil drilling and production since the 1920's
- ❑ 69 total wells are documented to have been drilled within the City IOF
 - At least 28 of those wells have been abandoned
 - 41 wells are existing active or potentially active wells
- ❑ Sentinel Peak Resources (SPR) is the Oil Field Operator as of January 1, 2017



City IOF Existing Wells and Conditions





The IOF Regulatory Process – Recent Events

- ❑ 2005/06 – Accidental gas release and odor event focused interest on the IOF
- ❑ 2006 – Los Angeles County regulatory (environmental) review process was initiated
 - Previous Oil Field Operator PXP filed application
 - Culver City had initial participation with County process but withdrew over differing opinions (Culver City subsequently litigated and specific performance is set forth in the Settlement Agreement)
- ❑ 2008 – County Board of Supervisors adopted Baldwin Hills Community Standards District (CSD), which is supplemented by the terms of the Settlement Agreement
- ❑ 2012 – Culver City initiated process to update/enhance City procedures for regulating oil and gas drilling and production activities



The IOF Regulatory Process – Recent Events (continued)

- 2013 – Culver City released Discussion Draft Oil Drilling Regulations
 - Modeled after County CSD regulations
 - Continuation of drilling and oil production (non-conforming use)
 - County is 20-year program; Culver City is 15-year program
 - Culver City proposes 30 new wells, which is pro-rated based on 500 wells allowed under County CSD program
 - County setback is 400 feet; Culver City proposes 400 feet (but has a stricter definition of “developed area” as the baseline)
- 2017 – City IOF Specific Plan and Draft Environmental Impact Report (EIR) prepared and released for public review



WHY?

**Questions & Answers
(15 minutes)**





WHAT?

What the IOF Specific Plan Project Would Allow



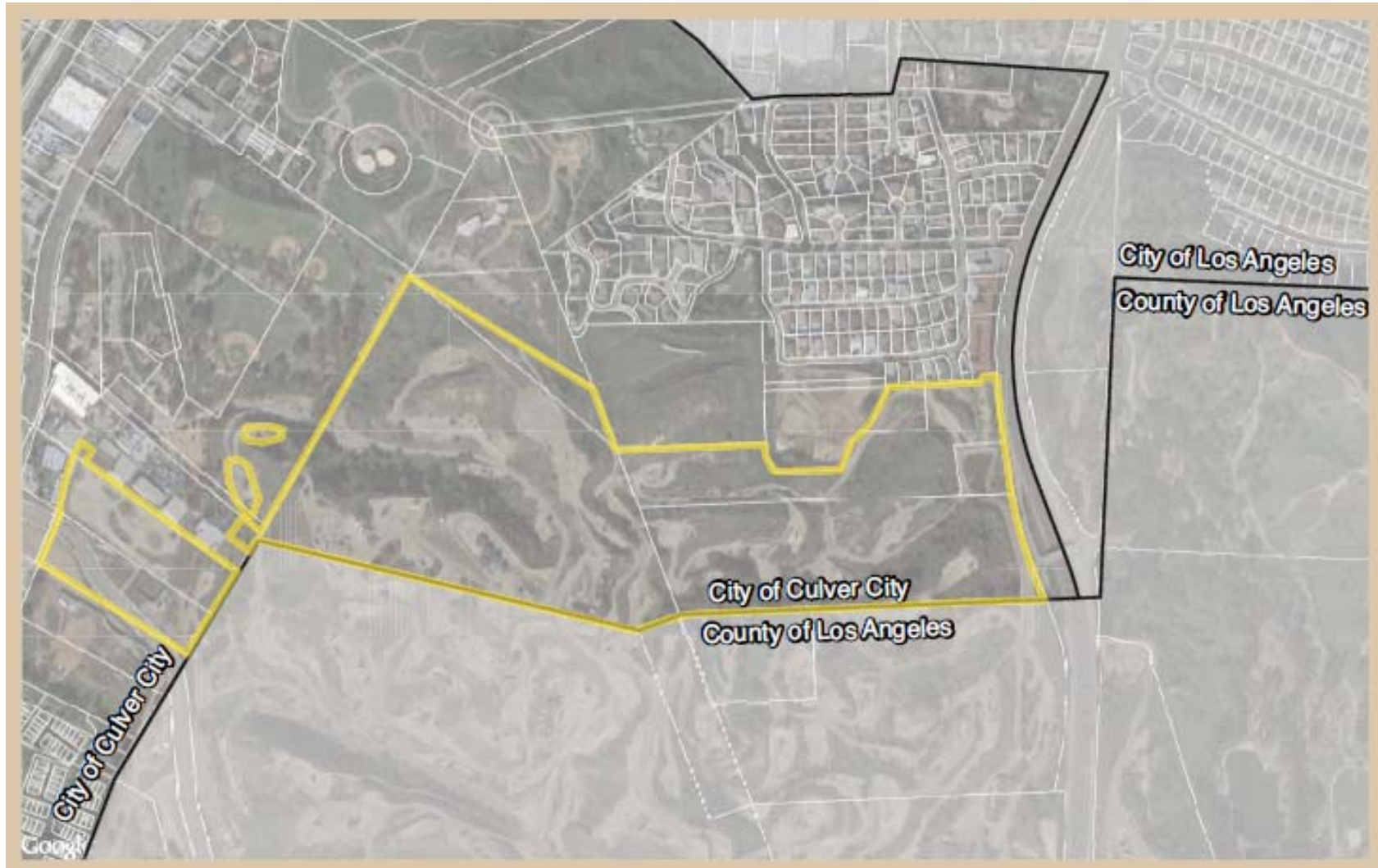


What is the City IOF Specific Plan Project?





The Inglewood Oil Field (IOF) – City IOF Area





The City IOF Specific Plan Project Area

- ❑ ± 80 acres
- ❑ The Specific Plan area consists of four non-contiguous areas
- ❑ Surrounding Area:
 - City Park and Open Space along the north, west and east
 - Abuts Blair Hills neighborhood at the north east
 - County IOF extends to the south
- ❑ Plan Areas 2 and 3 are located within the Culver City Park

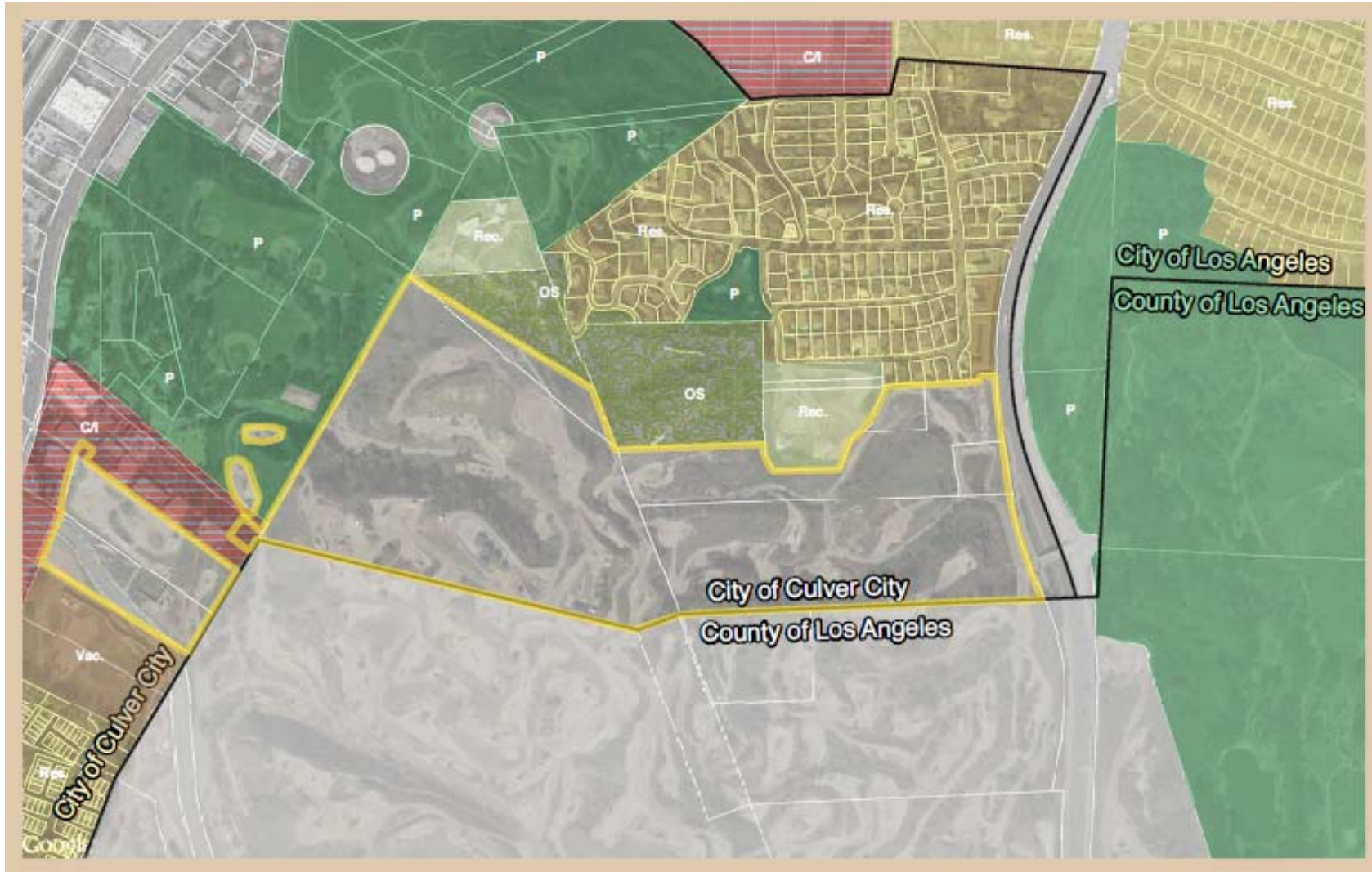


City IOF Planning Areas





The Inglewood Oil Field (IOF) – City IOF Area



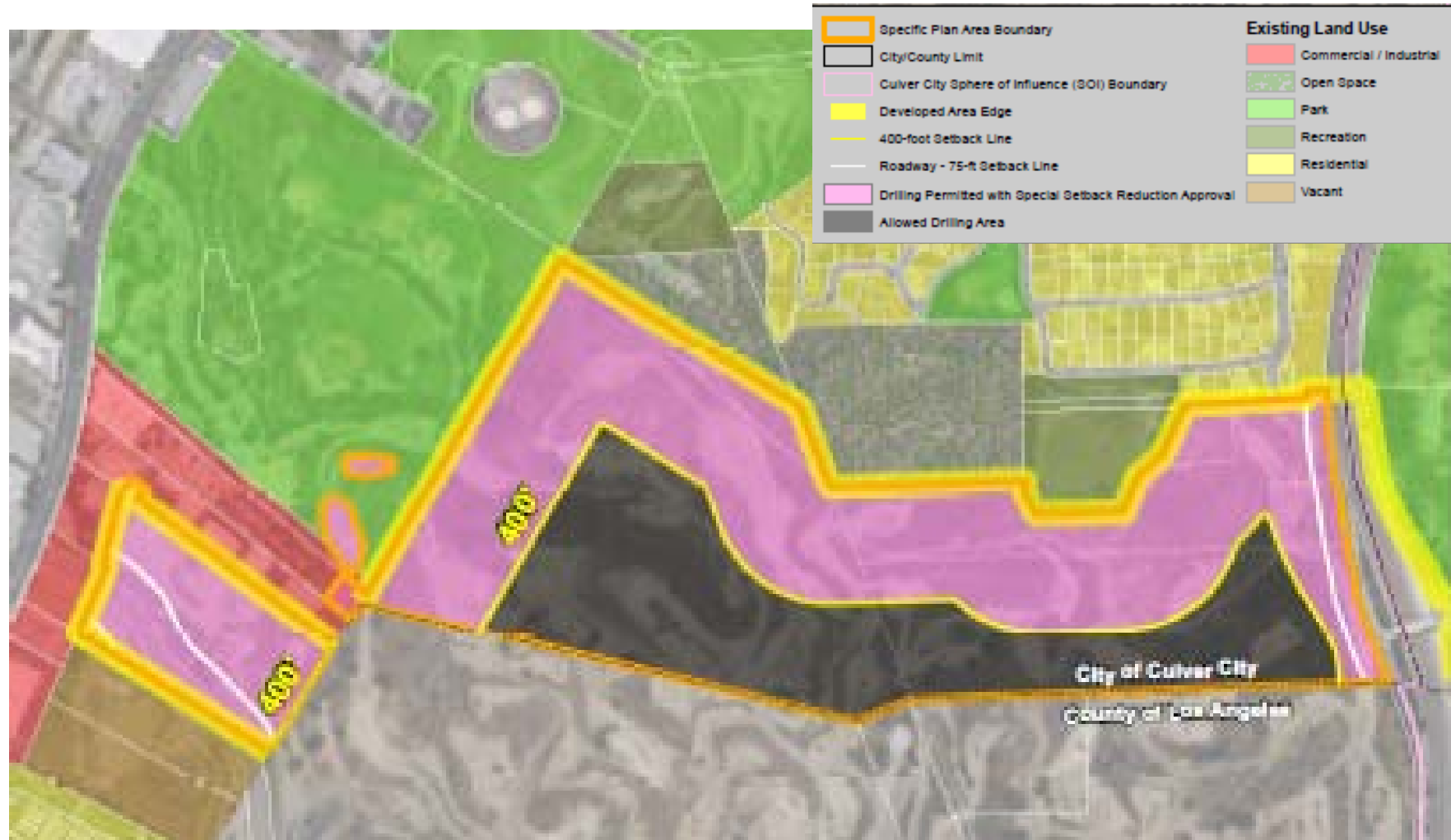


The City IOF – Potential Future Oil Operations

- ❑ The existing conditions (41 active/potentially active) wells would be allowed to continue
- ❑ Up to 30 new wells could be drilled under the City IOF Project
- ❑ Drilling of new wells would be limited to a period of 15 years
- ❑ Only 2 or 3 wells could be drilled per year
- ❑ Placement of any new wells would generally be limited to within the allowed drilling area
- ❑ Continued and new oil production operations would be regulated, permitted and monitored in accordance with the City IOF Specific Plan (and Drilling Regulations)



City IOF Specific Plan Allowed Drilling Areas





Would hydraulic fracturing (or “fracking”) or other well stimulation techniques be allowed if the Specific Plan is approved?





Status of Fracking

- ❑ The Draft EIR includes evaluation of environmental impacts if hydraulic fracturing were to be allowed, and concludes that a significant unavoidable seismic-related impact could result
- ❑ The Draft EIR includes evaluation of an Alternative to the Project under which hydraulic fracturing would be prohibited, and concludes that significant unavoidable seismic-related impacts would be eliminated through prohibition of hydraulic fracturing (and similar high-pressure well stimulation) activities
- ❑ The Draft Specific Plan reserves the possibility for hydraulic fracturing and similar high-energy well stimulation treatments
- ❑ Section 32 of the Draft Drilling Regulations serves as a placeholder for City Council to provide specific direction on well stimulation treatments
- ❑ Historically, hydraulic fracturing has limited application in the IOF and is presumed to be unlikely



How is the IOF Specific Plan Different than the City's Current Regulations?





Differences Between Current and Proposed Regulations

- ❑ Current oil drilling regulations set forth in CCMC Chapter 11.12
- ❑ Change in how oil-related activities would be reviewed, permitted and monitored by Culver City
- ❑ Require a comprehensive and coordinated approach to management of oil and gas activities with a focus on minimizing adverse environmental concerns
- ❑ Emphasis on safety, improved emergency preparedness and emergency response
- ❑ Target overall consolidation of oil facilities over time (requiring unused facilities to be removed and new facilities placed within a smaller physical footprint)
- ❑ Includes measures to improve and enhance the physical interface between oil uses and other community uses



How will the City IOF Specific Plan Work?





Purpose

- ❑ When adopted, the City IOF Specific Plan will define oil uses as a continuing legal non-conforming use within the City IOF, which will be regulated by the City IOF Specific Plan and its related Drilling Regulations



Proposed Drilling Regulations

- ❑ The Drilling Regulations set forth the process and procedures for Oil Operations
- ❑ The Drilling Regulations establish a 3-tier permitting process, requiring:
 - (1) A Comprehensive Drilling Plan (for Approval by City Council)
 - (2) An Annual Consolidation and Drilling Plan (for Approval by the Community Development Director)
 - (3) Individual Drilling Use Permits (issued by the Community Development Director)
- ❑ The Drilling Regulations establish a comprehensive program for periodic review, reporting and monitoring



Proposed Development Plan Concepts

- ❑ The Development Plan Concepts (Chapter 3) focus on a policy program that is consistent with the City's General Plan
- ❑ The Concept Plans establish expectations for coordination with open space planning, visual enhancements and viewshed protection, compatibility with surrounding land uses and safety planning



Implementation and Administration

- ❑ Chapter 5 of the Specific Plan provides a program for how the City IOF Specific Plan will be implemented and administered
- ❑ Any substantial changes to Development Concepts or Drilling Regulations require approval from the City Council
- ❑ The City IOF program will be periodically reviewed to determine if adjustments are needed to ensure that the Objectives are being met



WHAT?

**Questions & Answers
(15 minutes)**





HOW?

How to Participate and Provide Input





To submit written comments, include “Subject: Inglewood Oil Field Specific Plan Project”

Via Email: IOFSpecificPlanProject@culvercity.org

Via Fax: (310) 253-5664

Via Mail: City Attorney’s Office
City of Culver City
9770 Culver Boulevard
Culver City, CA 90232
Attention: Heather Baker, Assistant City Attorney

Specific Plan and Draft EIR can be viewed or downloaded at

- ❑ www.culvercity.org/inglewoodoilfield
- ❑ City of Culver City Planning Division
- ❑ Julian Dixon Library





Meetings and Opportunities for Public Input

EIR Review Period

September 15, 2017 through March 14, 2018

* Written Public Input Received

Hosted 3 Community Meetings



Final EIR Informational Presentation

(TBD: After completion of Final EIR)

Overview of Response to Comments



City Council Public Hearing

(TBD: Anticipated Fall 2018)

* Public Testimony Taken





Opportunities for Input Through CEQA Process

Public Review of EIR

- ❑ Friday, September 15, 2017 through Wednesday, March 14, 2018
- ❑ Written comments submitted

Final EIR

- ❑ Draft EIR and any corrections/additions, if required
- ❑ Responses prepared to written comments received on the Draft EIR

City Council Public Hearing

- ❑ Public Testimony taken at public hearings (anticipated Fall 2018)
- ❑ Approval of Project or Alternative; modify Project; or deny Project

Notice of Determination

- ❑ NOD filed within 5 days of approval starts 30-day statute of limitations on court challenges under CEQA



California Environmental Quality Act

1. Inform decision-makers and public about potentially significant environmental effects;
2. Identify ways to avoid or significantly reduce environmental impacts;
3. Prevent significant avoidable impacts through feasible alternatives and/or mitigation; and
4. If a project is approved with significant impacts, disclose to the public the reasons why.



What kind of comments should I provide?





Commenting on the EIR

- ❑ Comments should focus on the content and sufficiency of the Draft EIR
- ❑ Comments should be specific, with reference to specific sections or pages (when possible)
- ❑ Comments should be constructive and related to the clarification or correction of information presented in the EIR
- ❑ Comments may suggest specific additional alternatives or mitigation measures
- ❑ Comments that challenge conclusions or methodologies in the EIR should be supported by substantial evidence



What is substantial evidence?





Providing Substantial Evidence with Comments

DO:

- ❑ Include facts, reasonable assumptions based on facts, and/or expert opinion based on facts
- ❑ Explain the basis for the comment, and if appropriate, submit data or references that offer facts to support the comment
- ❑ When submitting data or references, provide complete information about the source of information so that it can be located and reviewed

DON'T:

- ❑ Include unsubstantiated opinions, speculative arguments or erroneous information
- ❑ Provide generalized statements that are not relevant to the specific details of the proposed Project or the EIR



Tips for Providing Effective Comments

Example of what to include in EIR comments:

- ❑ On page XYZ of the Draft EIR, the topic of XYZ requires additional analysis...or...made an error in assumptions...or...did not discuss the impacts correctly, etc. Studies/research provided here provides substantiation for this assertion

Example of what to include in Specific Plan comments:

- ❑ On page XYZ of the Specific Plan, Section XYZ is not consistent with these policies ABC of the General Plan...or...does not fully explain how the project will be implemented and monitored, etc.





Providing Input on the City IOF Specific Plan or Project Description





Comment on the Proposed City IOF Specific Plan

- ❑ Written Comments of the Specific Plan by March 14th
- ❑ Written Comments on the Draft EIR by March 14th
- ❑ Public Testimony at future Public Hearings



HOW?

**Questions & Answers
(15 minutes)**





Inglewood Oil Field Specific Plan Project

Thank you for coming!

